



High Street | Hinxton | Saffron Walden | CB10 1QY

£1,300 PCM

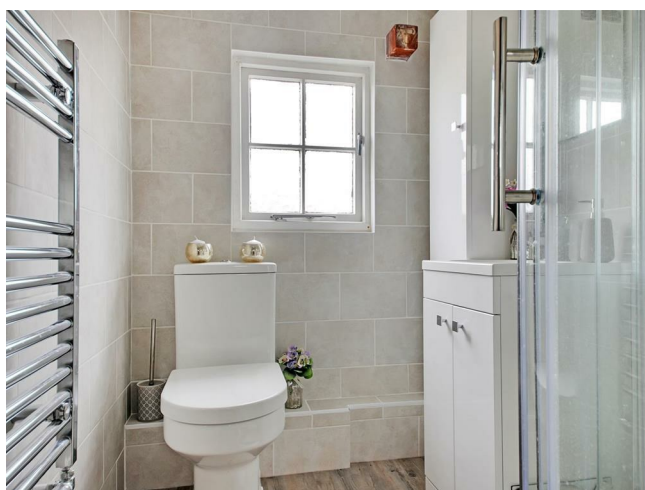
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Key features

- 54sqm / 581sqft
- 2 bed, 1 bath, 1 recep
- EPC - D / 60
- Council tax band - D
- Gas central heating
- On street parking
- Period cottage
- Available May 2026

Description

A delightful period cottage with lots of charm and character including exposed timbers and a wood burning stove, nestled away off the road, central to the village. Ideally located for commuters to Saffron Walden, Cambridge and Granta Park.



Directions

Hinxton is a lovely historic village about 7 miles south of the city boundary and about 5 miles north of Saffron Walden. It is highly convenient for the science parks at Abington and Chesterford and the world famous Genome Campus at Hinxton Hall is within walking distance. There is a mainline railway station at Great Chesterford (2 miles), whilst Whittlesford Parkway station and junction 9a of the M11 are also around around two miles away. The village has a popular inn, village hall and church and is surrounded by attractive countryside. There are primary schools at neighbouring Duxford or Great

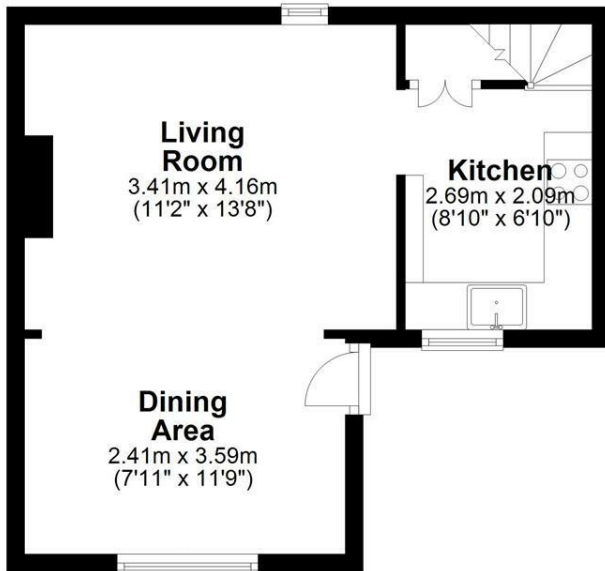




Floor plans

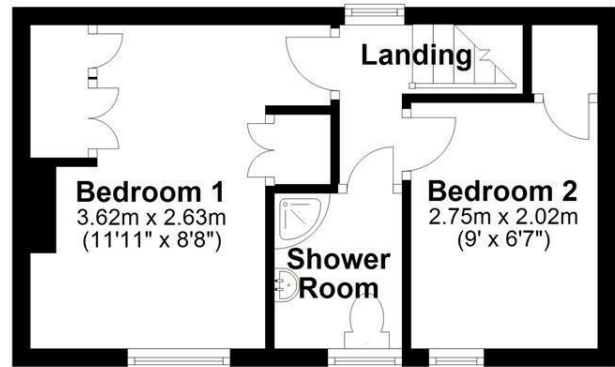
Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 54.0 sq. metres (581.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **D** EPC Rating **D**

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